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**S-4272**  
**COUNTY FARM SUBSTATION SUBDIVISION**  
**Minor-Sketch Plan**

**STAFF REPORT**  
**OCTOBER 27, 2011**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner and owner, Purdue Research Foundation, represented by surveyor Jim Pence of the Schneider Corporation, is seeking primary approval of a one lot subdivision on 3.55 acres, located on the west side of Salisbury Street (CR 50 W), 1/2 mile north of Kalberer Road, in West Lafayette 31 (SW) 24-4. The purpose for creating the proposed lot is an electrical substation for Tipmont REMC.

**AREA ZONING PATTERNS:**

The site is zoned R1, Single-family Residential, as are all surrounding properties. The proposed lot is coming from two individual parent tracts: a 10.0 acre tract and an 11.579 acre tract. Because approving this lot will cause one of these two tracts to fall below ten acres in area, an exemption E deed will be necessary to attach the smaller than ten acre remnant with an adjacent tract.

**AREA LAND USE PATTERNS:**

The site is currently unimproved and surrounded by farmland.

**TRAFFIC AND TRANSPORTATION:**

The 45' half-width right-of-way already in place more than meets the required 35' half-width for an urban secondary arterial. No dedication of right-of-way or mortgage release is needed. The city is not requiring a "no vehicular access" statement.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

There will be no need for sewer and water on site, since this lot will only be used as a substation. There will be a condition that requires a statement outlining the future use of the site be shown on the final plat.

Drainage plans will need to be reviewed and approved by both the County Surveyor and the West Lafayette City Engineer's Office.

**CONFORMANCE WITH UZO REQUIREMENTS:**

Setbacks shown are correct; no buffering for this use is required. Lot width and area are sufficient.

**STAFF RECOMMENDATION:**

Conditional primary approval, contingent on the following:

A. Conditions

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

1. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
2. All required building setbacks shall be platted.
3. The West Lafayette corporation line shall be labeled.
4. A deed with Exemption “E” language shall be recorded prior to the recording of the final plat combining the smaller than ten acre remaining tract with an adjacent property.
5. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2005-04-CM.
6. The street addresses and County Auditor's Key Number shall be shown.
7. A statement to the effect that, “the purpose of this lot is an electrical substation. No sewer or water connection is needed nor has any been approved for this lot.”